

IN RE: PETITION FOR SPECIAL HEARING
S/S Old Court Road, 235' W of
the c/l of Greens Lane
(5616 Old Court Road)
2nd Election District
2nd Councilmanic District

New Antioch Baptist Church of
Randallstown - Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-470-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 5616 Old Court Road, located in the vicinity of Greenstone Road in Randallstown. The Petition was filed by the owner of the property, the New Antioch Baptist Church of Randallstown, by Kenneth Barney, its Pastor, through their attorney, Francis X. Borgerding, Jr., Esquire. The Petitioner seeks approval, pursuant to Section 1B01.1.B.1.G.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), that the proposed church on the subject property meets the Residential Transition Area use requirements to the extent possible. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Charles Arthur, a Trustee of the New Antioch Baptist Church, Paul Lee, Professional Engineer who prepared the site plan for this property, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. Also appearing in support of the request were numerous other individuals who are members of the congregation. Appearing as Protestants in the matter were Anna M. Mlela, Nancy Anderson, and Robert Slowitz, local residents.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Testimony and evidence offered revealed that the subject property consists of 8.5085 acres, more or less, zoned D.R. 3.5 and is improved with two vacant dwellings which are located on the western corner of the site. The Petitioner proposes to construct a large, two-story Church on the subject property with accessory parking area in accordance with Petitioner's Exhibit 1. Due to the encroachment of the parking area into the RTA, the relief requested is necessary in order to proceed as proposed. Testimony revealed that the subject site is located across from the existing New Antioch Baptist Church which has existed on that property since 1992. Testimony indicated that the membership of the Church has grown tremendously over the past several years, having grown from approximately 300 members in 1992 to over 3,000 at the present time and that the Church is already using the subject property for overflow parking. Due to the rapid increase in its membership, the Church has outgrown the existing facility, but wishes to stay in this community in which approximately 50 percent of its members reside. Further testimony in support of the request was offered by Mr. Charles Arthur and Ms. Patsy Holmes, who testified as to the types of services provided by the Church to the community.

The Petitioner proposes to improve the subject site in accordance with that depicted on Petitioner's Exhibit 1. The site plan shows the proposed Church will be approximately 221 feet in length and 190 feet in depth. In addition, sufficient parking and landscaped buffer areas are proposed. Given the triangular shape of this parcel, the layout of the building and proposed parking area, the Petitioner has found it necessary to impose upon the required 75-foot RTA. Some of the parking provided as well as the easternmost corner of the proposed building infringe upon the 75-foot RTA setback requirement. Much of this is attributable to the

shape of the property and the need to provide sufficient parking to accommodate the congregation of this Church.

As noted above, three residents from the surrounding locale appeared in opposition to the Petitioner's request. These Protestants are concerned over the traffic congestion that already occurs during Sunday services. As stated previously, the congregation has outgrown the existing facility across from the subject site and there is currently not enough parking on that site to accommodate the membership. Therefore, many Church members park in and around the surrounding community when attending Sunday services. This has caused many problems with adjacent neighbors in that often times, Church members have blocked the driveways of residents, impeding access to their homes. Furthermore, there is a lot of pedestrian traffic as well as automobile traffic on Old Court Road during Sunday services, and at other times during other Church functions. The residents that appeared in opposition to this request are concerned that the proposed larger Church building will exacerbate an already egregious traffic situation.

Further testimony indicated that the Protestants are also concerned over how the old Church facility will be utilized once construction of the new structure is completed. These individuals are opposed to the presence and the expansion of the New Antioch Baptist Church in their community and have requested that the special hearing be denied.

After due consideration of all of the testimony and evidence offered, both in support of and in opposition to the requested relief, I find that the proposed Church complies to the extent possible with RTA use requirements and that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding communi-

ORDER RECEIVED FOR FILING

Date

By

ty. Potentially, the most important factor the engineer had to consider in designing the layout of the proposed Church, which is permitted as a matter of right at this location, was to provide enough parking for the members of the congregation. The parking situation of the Church has caused the most irritation and concern to area residents. In order to provide enough parking to accommodate the number of members who drive to Church, it was necessary to infringe upon the RTA setback area. It will be necessary for the Petitioner to provide extensive landscaping around the perimeter of the site to buffer the Church use from the surrounding community. However, in my opinion, the design and layout of the proposed improvements complies with RTA use requirements to the extent possible.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of July, 1996 that the proposed Church on the subject property, in accordance with Petitioner's Exhibit 1, meets the Residential Transition Area (RTA) use requirements to the extent possible, pursuant to Section 1B01.1.B.1.G.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), and as such, the Petition for Special Hearing be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

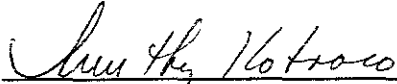
2) Prior to the issuance of any building permits, the Petitioner shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County.

ORDER RECEIVED FOR FILING
DATE 7/29/96
BY [Signature]

RECEIVED
JUL 31 1996

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

July 29, 1996

(410) 887-4386

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Old Court Road, 235' W of the c/l of Green Lane
(5616 Old Court Road)
2nd Election District - 2nd Councilmanic District
New Antioch Baptist Church of Randallstown - Petitioner
Case No. 96-470-SPH

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Pastor Kenneth Barney, New Antioch Baptist Church
P.O. Box 376, Randallstown, Md. 21133

Mr. Paul Lee, 304 W. Pennsylvania Avenue, Towson, Md. 21204

Ms. Anna M. Mlela, 8701 Greens Lane, Randallstown, Md. 21133
Ms. Nancy Anderson, 8703 Greens Lane, Randallstown, Md. 21133
Mr. Robert Slowitz, 8703 Greens Lane, Randallstown, Md. 21133

People's Counsel
Case File

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5616 Old Court Rd., Randallstown, MD 21133

96-470-SPH

which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve pursuant to Section 1B01.1.B.1.G6 of the BCZR to show compliance to the extent possible with the RTA use requirement. The property is located at the south side of Old Court Road 235'± W of Green Lane

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

New Antioch Baptist Church of Randallstown New Antioch Baptist Church of Randallstown
(Type or Print Name) (Type or Print Name)

By:

Pastor Kenneth Barney
Signature

By:

Pastor Kenneth Barney
Signature

5616 Old Court Road
Address

KENNETH BARNEY - PASTOR
(Type or Print Name)

Randallstown, MD 21133
City State Zipcode

Signature

Attorney for Petitioner:

Address Phone No.

Francis X. Borgerding, Jr.
(Type or Print Name)

City State Zipcode
Name, Address and phone number of representative to be contacted.

[Signature]
Signature

Francis X. Borgerding, Jr.
Name
409 Washington Ave., Ste. 600
Towson, MD 21204 296-6820
Address Phone No.

409 Wash. Ave., Ste. 600 296-6820
Address Phone No.
Towson MD 21204
City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3 hr
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 5/21/96

ORDER RECEIVED FOR FILING
Date 7/29/96
By [Signature]



Paul Lee, P.E.

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5941

96-470-SPH

DESCRIPTION

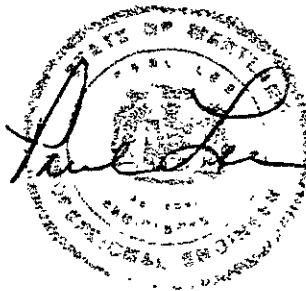
NEW ANTIOCH BAPTIST CHURCH

S.S. OLD COURT ROAD, W. OF GREEN LANE

2ND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the south side of Old Court Road, said point also being located westerly - 235 feet from the center of Green Lane; thence leaving said south side of Old Court Lane (1) S 03°23'12" W - 797.68 feet to a point located in the existing R/W of Greenstone Road, said point also being the southeast corner of the Rynd Property as approved as Minor Subdivision Plat #95-215, thence continuing along the south property line (2) S 03°23'13" W - 246.59 feet, thence (3) N 47°39'59" W - 910.57 feet to the south side of Old Court Road; thence running with and binding on the south side of Old Court Road (4) N 60°59'21" E - 300.97 feet to the west property line of the church property, thence binding on the west property line (5) N 39°37'36" W - 13.38 feet to the north property line of the church property and the south side of Old Court Road, thence binding on the south side of Old Court Road (6) N60°22'39" E - 552.55 feet to the point of beginning.

Containing 8.5085 acres of land more or less.



J.O. 96-020

5-7-96

461

Engineers — Surveyors — Site Planners

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-470-SPH

District 22 Date of Posting 6/7/96
Posted for: Special Hearing
Petitioner: New Antioch Baptist Church of Randall's Bay
Location of property: 5016 Old Court Rd, S/S
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by M. M. M. M. Date of return: 6/14/96
Number of Signs: 1



MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #99-470-SPH (Item 467)
5616 Old Court Road
S/S Old Court Road, 235' W of
of Green Lane
2nd Election District
2nd Councilmanic
Legal Owner(s):
New Antioch Baptist Church
of Randallstown

Special Hearing: to approve compliance to the extent possible with the RTA use requirement.

Hearing: Friday, June 28, 1996 at 2:00 p.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3363.

(2) For information concerning the file and/or Hearing, Please Call 887-3391.

6/03/1 June 6 CS7345

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/6, 1996.

THE JEFFERSONIAN,

A. H. Henick
LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

030235

DATE

6/2/97

ACCOUNT

15-501-6150

RECEIVED
FROM:

Paul Lee Engineering, Inc.

FOR:

2002 16 VENTURE
NEW CONCRETE CONSTRUCTION

AMOUNT

\$ 40.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

8/18

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE

5/20/96

ACCOUNT

01-015

AMOUNT

\$ 285.00

RECEIVED
FROM:

New Antioch Baptist Church
040-Comm Sp Hwy - A
180-1 sign

FOR:

PROPRIETARY

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER

YELLOW - CUSTOMER

96-470-SPH



Baltimore County
Department of Permits and
Development Management

461
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 461 Petitioner: New Antioch Baptist Church at Randallstown
Location: 5616 Old Court Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Francis X. Borgerding, Jr.
ADDRESS: 409 Washington Ave, Ste 600
Towson, MD 21204
PHONE NUMBER: 296-6820

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
June 6, 1996 Issue - Jeffersonian

Please forward billing to:

Francis X. Borgerding, Jr., Esq.
409 Washington Avenue, #600
Towson, MD 21204
296-6820

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-470-SPH (Item 461)
5616 Old Court Road
S/S Old Court Road, 235' W of c/l Green Lane
2nd Election District - 2nd Councilmanic
Legal Owner(s): New Antioch Baptist Church of Randallstown

Special Hearing to approve compliance to the extent possible with the RTA use requirement.

HEARING: FRIDAY, JUNE 28, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-470-SPH (Item 461)
5616 Old Court Road
S/S Old Court Road, 235' W of c/l Green Lane
2nd Election District - 2nd Councilmanic
Legal Owner(s): New Antioch Baptist Church of Randallstown

Special Hearing to approve compliance to the extent possible with the RTA use requirement.

HEARING: FRIDAY, JUNE 28, 1996 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: New Antioch Baptist Church of Randallstown
Francis X. Borgerding, Jr., Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 21, 1996

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No.: 461
Case No.: 96-470-SPH
Petitioner: Kenneth Barney, Pastor

Dear Mr. Francis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 21, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 10, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for June 10, 1996
 Item No. 461

The Development Plans Review Division has reviewed the subject zoning item. The existing public sewer in Greenstone Road should be extended through the site to serve the upstream properties within the Metropolitan District boundary in Old Court Road.

The parking lot as laid out does not provide the full 7% interior landscape area as required by the Baltimore County Landscape Manual.

RWB:HJO:jrb

cc: File

ZONE12A

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: June 19, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 5616 Old Court Road

INFORMATION:

Item Number: 461

Petitioner: New Antioch Baptist Church of Randallstown

Property Size: _____

Zoning: D.R. 3.5

Requested Action: _____

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Internal traffic circulation on this site as presented would be extremely difficult, perhaps owing to the unusual shape of the property. Internal traffic circulation could be improved by eliminating some of the on site parking. The parking spaces serving the existing church should be utilized to reduce the number of spaces to be provided for the church building.

Perhaps by eliminating parking spaces on the subject property, the proposed church building could be shifted in a southwesterly direction away from the Liberty Manor subdivision, on the northeast side of the site. The northeast corner of the building as proposed is only about 130' from the adjacent existing dwellings. Efforts should be made to keep the building as far away from existing homes as possible; this should also apply to parking.

Access to the site should be at the points directly across the road from the existing accesses of the Jehovah's Witness Kingdom Hall and the existing church.

The plan should in every way preserve as much of the RTA as possible. This, in affect, would allow the developer sufficient space to more adequately buffer the site from the residential development located immediately east and south.

Prepared by: Jeffrey W. Long

Division Chief: Cary L. Kerns

PK/JL

ITEM461/PZONE/ZAC1

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: NEW ANTIOCH CHURCH OF RANDALSTOWN

Location: S/S OLD COURT RD., 235' W OF CENTERLINE GREEN LA.
(5616 OLD COURT RD.)

Item No.: 461

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

MAY 25 1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

RECEIVED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

6-4-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 461 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

PETITION PROBLEMS

#461 --- MJK

1. No telephone number for legal owner.

#462 --- JLL

1. No review information on bottom of petition form.

#463 --- MJK

1. Undersized lot information not in folder (only 1 copy of form).

#464 --- JRF

1. No zoning on folder.
2. No acreage on folder.
3. No election district on folder.
4. No councilmanic district on folder.
5. Old petition form was used - no address or zoning on form.

#466 --- CAM

1. No review information on bottom of variance petition.
2. Wording on special hearing petition is incomplete.

#467 --- JJS

1. No review information on bottom of petition form.
2. Petition says zoning is "BR"; folder says zoning is "BR-CSA & BR-CCC".

#470 --- CAM

1. No review information on bottom of petition form.
2. No item number on petition form.

MICROFILMED

May 30, 1996

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
5616 Old Court Road, S/S Old Court Rd,		
235' W of c/l Green Lane, 2nd Election	*	ZONING COMMISSIONER
District, 2nd Councilmanic		
	*	OF BALTIMORE COUNTY
New Antioch Baptist Church of Randallstown		
Petitioner	*	CASE NO. 96-470-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

LIBERTY MANOR COMMUNITY ASSOCIATION

5510 NORTHGREEN RD
BALTIMORE MARYLAND 21244

Phone 521-4008
Fax 683-0790

Dear MR. KOIROCO

RE: 96-470 SPH

July 01, 1996

I am writing this letter with the understanding that the decision on the zoning hearing had already been made and the hearing was just a formality. I am hoping that is not the case. I am hoping that the real input from the community has some bearing on your decision.

1. We do not want another church constructed in a Residential neighborhood.
- a. We suggest that the church add an additional service to see if it accommodates their membership.
- b. Crime has not decreased in our community.
- c. It has increased.
- d. Violent crimes against persons has also increased.
- e. The community outreach has yet to reach our community which borders the church.
- f. We had a shooting death in the community and had a candlelight vigil for the community. The neighboring churches were sent a request to participate. NONE ACCOMMODATED.
- g. G. C. Court and Greens lane is already a dangerous intersection, the scene of many accidents and a lot of serious injury.
4. Residential property values will decrease with several factors to bear in mind.
 - a. community center is another word or term for (Gang Hangout)
 - b. our community has many senior citizens and very few young people in it so the center will have a lot of people not living directly in the community.
 - c. traffic citations and traffic complaints have increased due to the volume of traffic and our location to the nearest Hospital.
 - d. The gangs have already attempted to penetrate our area primarily from the bordering apartments. We have worked as a community for 6 years to keep this from happening as well as a neighborhood patrol trying to serve the bordering communities with it's crime problems.

WE IN NO WAY FORM OR FASHION DESIRE TO HAVE ANOTHER CHURCH CONSTRUCTED IN THE REAR OF OUR HOMES. WE DO NOT WANT TO DISCOURAGE THE CHURCH FROM PROSPERING BUT NOT AT THE EXPENSE OF THOSE OF US WHO HAVE LIVED AND WORKED AND STRUGGLED TO KEEP OUR COMMUNITY PLEASANT.

I DESIRE A WRITTEN COPY OF YOUR ORDER CONCERNING NEW ANTIOCH'S PROPOSAL.

ANTHONY ALSTON
LIBERTY MANOR COMMUNITY ASSOCIATION
5510 NORTHGREEN ROAD
BALTIMORE, MARYLAND 21244

MICROFILMED

IF YOU HAVE ANY QUESTIONS OR COMMENTS I CAN BE REACHED AT ONE OF THE FOLLOWING
NUMBERS 478-8396 PAGER 493-2811 CAR 521-4008 HOME 764-6800 OFFICE

THE EFFECT ON PROPERTY VALUES WOULD DECREASE ON AVERAGE OF 5,000.00

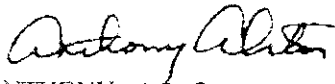
THERE ARE MANY WHO CANNOT MOVE IF THEY WISHED TO BECAUSE OF FIXED INCOME

THE CHURCH SHOULD ADD AN ADDITIONAL SERVICE AS MOST OF THE CHURCHES DO TO
ACCOMMODATE MEMBERSHIP INCREASE

AT NO TIME WILL ALL PROPOSED MEMBERS OR ASSOCIATE MEMBERS BE PRESENT FOR A
SERVICE

Liberty Manor would suggest the accommodation of their congregation by adding another service which would solve
some of their parking problems. The outreach cited being done at Randallstown High School was a complete
surprise to us we have never been given a notice of any kind from the church

THANK YOU



ANTHONY ALSTON

PRESIDENT

LIBERTY MANOR COMMUNITY ASSOCIATION

MICROFILMED

New Antioch Baptist Church of Randallstown

P.O. Box 376
Randallstown, Maryland 21133
(410) 521-7866

Deacon Board

Harold Atkins
Joseph Coe
Kenneth Gill
Audie Roundtree
Roosevelt Shaw
Tyrone Tate
Harry Walker, Sr.
Theodore Williamson

Pastor

Kenneth L. Barney

Assistant to the Pastor
Min. David E. Gaines, Sr.

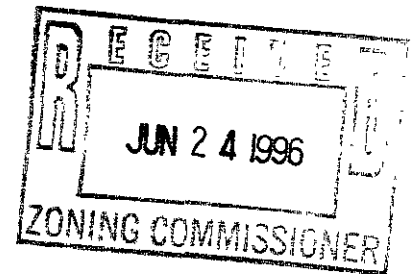
Trustee Board

Allen C. Gee, Chairman
Leonard G. Nicholson,
Vice Chairman
Charles Arthur
Carroll Brooks
James Jackson
Warren Wilson

June 18, 1996

Zoning Commissioner for Baltimore County
Old Court House
400 Washington Avenue
Towson, Maryland 21204

Case #96-470-SPH



Dear Sir,

First I would like to apologize with deep regret, yet with sincere thanks to you, for allowing this hearing to go on in my absence. The reason that I am unable to be present is because the month of June is my vacation month and I had made prior arrangements to be out of town at the time of the hearing. However, those persons who I have selected to represent both me and the church are very well qualified in that they do have direct involvement in all of the day-to-day ministries and operations of the church.

I would like to thank you in advance for your positive and favorable decision in allowing the New Antioch Baptist Church of Randallstown family and community the privilege to erect a new House of God. Since our eight years of ministry in the community of Randallstown, moving from Deer Park Middle School into our current edifice on Old Court Road, our church has grown tremendously. The New Antioch Baptist Church of Randallstown has had a huge impact on the community at large. We see this type of continuous growth as making the Randallstown community a better and safer place to live. We also offer many other Baltimore County outreach programs which include outreach to senior citizens, prison outreach, street evangelism, and activities for youth and young adults which are presently being held at the Randallstown High School. I, along with many of our members, are striving with every spiritual and emotional effort to establish a church that will meet the needs of all who come to fellowship with us and join us in our weekly worship services.

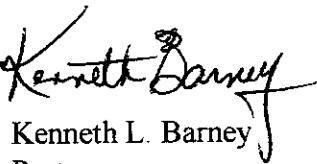
Zoning Commissioner for Baltimore County

Page 2

June 17, 1996

Thank you again for your consideration and understanding of what we are doing as the people of God to make a positive change in this neighborhood and in Baltimore County

Sincerely,


Kenneth L. Barney
Pastor

KLB:bh

MICROFILMED

A Church Anchored in Christ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 17, 1997

Mr. Paul Lee
Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, MD 21204

RE: New Antioch Baptist Church
S/S Old Court Road, 235' W of
Green Lane
Zoning Case #96-470-SPH
2nd Election District

Dear Mr. Lee:

Your letter dated May 30, 1997 to Arnold Jablon, Director of PDM, has been referred to me for reply. Please be advised that the Department of Permits and Development Management, Bureau of Zoning Review, will consider the proposed modifications to the approved site plan as within the spirit and intent of the above referenced zoning hearing.

This interpretation is based upon the fact that the modifications will not increase the amount of traffic, which was a major concern of the neighbors. Also, the modifications will not alter or decrease the relief that was granted within the special hearing.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "mjkellman".

Mitchell J. Kellman
Planner II
Zoning Review

MJK:scj

Enclosure (receipt)



97-2567

Paul Lee, P.E.

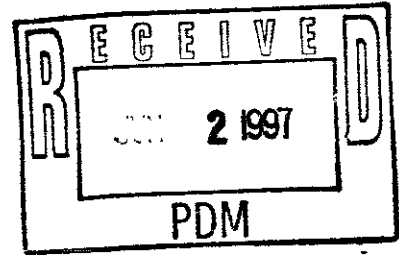
Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5941

May 30, 1997



6/2/97

g
WCR

to MJK
6/3/97
CASHIER 6/3

Mr. Arnold Jablon, Director
PDM Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: New Antioch Baptist Church
S.S. Old Court Road, 235' W. of Green La.
Special Hearing Case #96-470-SPH

Dear Mr. Jablon:

In July of 1996, a Special Hearing was Held before the Deputy Zoning Commissioner relative to Section 1B01.1.B.1.g(6) of the BCZR to show compliance to extent possible with the RTA use requirement which was granted.

As a result of our latest meeting with the church and architect there has been a minor change to the proposed location of the church and parking area. The church size is still the same as approved with the required and proposed parking being the same. The new layout eliminates two of the proposed entrances from Old Court Road. The relocation of the church building presents a better view of the building to the site.

Since these minor changes provide a better plan than the one presented at the hearing, we are requesting from your office that the change as shown does meet the "spirit and intent" of the Special Hearing. Mr. Kellman of your office has reviewed this change. We are enclosing 2 sets of the original plan along with a sketch plan of the change and a check for \$40.00.

Thanking you for your cooperation.

Very truly yours,
Paul Lee
Paul Lee

PL;lp

Enclosures

cc: Mr. Charles Arthur

Engineers — Surveyors — Site Planners

BALTIMORE COUNTY, MARYLAND

SUBJECT: LIMITED EXEMPTION PLAN COMMENTS

FROM: PDM - ZONING REVIEW

DATE: July 13, 1998

PROJECT NAME: New Antioch Baptist Church

PLAN DATE: 6/18/98

PROJECT NUMBER: 98-084-Z

PDM NUMBER: II-582

LOCATION: S/S Old Court Road

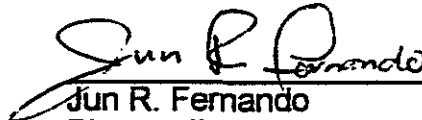
DISTRICT: 2c2

PROPOSAL: Church: Main, Lower, & Balcony Level

ZONING: D.R.-3.5

The plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Baltimore County Zoning Regulations (BCZR) for limited exemption approval. To avoid any possible delays in the development review and zoning approval process, when additional details are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. Only if necessary, will this office up-date or supplement this comment during the review of the building permit.

The Bureau of Zoning Review will consider the proposed minor modification to the approved site plan as within the spirit and intent of zoning case #96-470-SPH.


Jun R. Fernando
Planner II
Zoning Review

JRF:rye

c: zoning case #96-470-SPH

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
① Patsy J. Holmes	4131 Dattel Mill Rd. Randallstown, MD 21133
② Carolyn Moore	3982 Carthage Rd. Randallstown Ind, 21133
③ Corine Smith	46 Pine Run Ct Balt Md 21244
④ Ezzie Parks Ruth H. Mearns	1107 N. Caroline St. Balt. Md. 21213
⑤ Ruth H. Mearns	14817 Fireside Dr. Silver Spring Md. 20905 5542
⑥ Jesse Jackson	14817 Fireside Dr. Silver Spring Md 20905
7. Clifford O Ward	9931 Hoyt Circle 21133
8. Beatrice Ward	9931 Hoyt Circle 21133
9. Hattie Stales	9711 Mendota Road 21133
10. Beatrice White	4513 Rokeby Rd. 21229
11. Edgar Greene Jr	11 Panacea Ct 21208
12. James E. Smith Sr	3104 Thornfield Rd. 21207
13. Charles Jones	5605 Old Court Rd 21224
14. Wendell M. White	4513 Rokeby Rd 21229 Md
15. Arnold E. Brooks	3445 Cambridge Hill Circle Apt 109 Randallstown, MD. 21133
16. Queen M. Brown	1401 Old Westminster Rd. 21257
17. Joan Willis	New Windsor, Md 21116
18. Hazel L. Meyers	6734 Brookmont Dr. 21207

MICROFILMED

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

19. WARREN E. Wilson

9707 EUSTICE ROAD

RANDALLSTOWN, MD. 21133

20. Kenneth T. Gill

4507 Speedwell Ct

Ellicott City Md. 21042

21. DAVID E. GAINES SR.

1501 LOCHABER CT.

Glen Burnie, MD 21061

22. ALLEN C. GEE III

9809 SLALOW RUN Rd.

RANDALLSTOWN MD

23. Paul Lee

34 W. Pennsylvania Ave 4104



MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

ANNA - m - m1e1A

8701 GREENS - h.w. - 21133

NANCY ANDERSON

8703 GREENS LN 21133

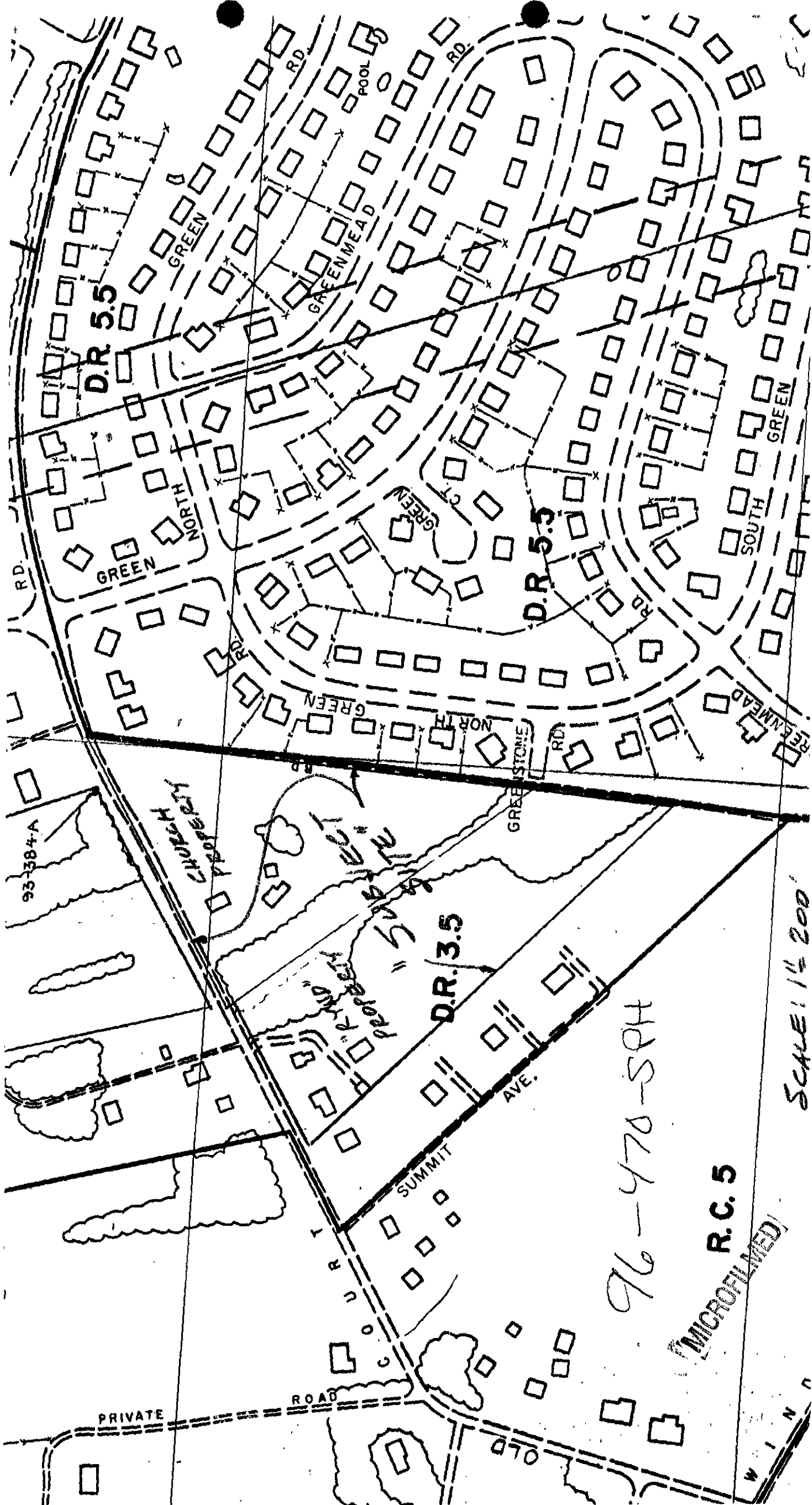
ROBERT SLONITZ

8703 Greens Ln 21133



MICROFILMED

#461



SCALE: 1" = 200'

R.C. 5

MICROFILMED

- 5 -

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 6/2/96
Posted for: Special Hearing
Petitioner: New Antioch Baptist Church, Randallstown
Location of property: 5616 Old Court Rd., 2nd
Location of Sign: Friday, June 28, 1996 at 2:00 p.m. in Room 106
Remarks:
Posted by: Arnold Jablon Date of return: 6/14/96
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/6, 1996
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/6, 1996.

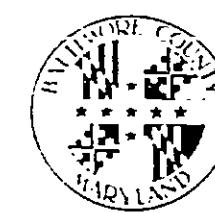
THE JEFFERSONIAN,

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/6/96 ACCOUNT: 04-615
3. 74751
2. 461
AMOUNT: \$ 285.00
RECEIVED FROM: 5616 Old Court Rd.
FOR: New Antioch Baptist Church - Randallstown
5616 Old Court Rd.
Towson, MD 21204
5616-1514

VALIDATION OR SIGNATURE OF CASHIER
96-470-SPH



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 461 Petitioner: New Antioch Baptist Church - Randallstown

Location: 5616 Old Court Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Francis X. Borgerding, Jr.

ADDRESS: 409 Washington Avenue, Suite 600

Towson, MD 21204

PHONE NUMBER: 896-6820

12

TO: FUTURE PUBLISHING COMPANY
June 6, 1996 Issue - Jeffersonian

Please forward billing to:

Francis X. Borgerding, Jr., Esq.
409 Washington Avenue, Suite 600
Towson, MD 21204
296-6820

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-470-SPH (Item 461)
5616 Old Court Road
5/8 Old Court Road, 235' W of c/ Green Lane
2nd Election District - 2nd Councilmanic
Legal Owner(s): New Antioch Baptist Church of Randallstown

Special Hearing to approve compliance to the extent possible with the RTA use requirement.

HEARING: FRIDAY, JUNE 28, 1996 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-470-SPH (Item 461)
5616 Old Court Road
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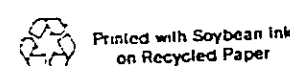
HEARING: FRIDAY, JUNE 28, 1996 at 2:00 p.m. in Room 106, County Office Building.

Carl Richards

Arnold Jablon
Director

cc: New Antioch Baptist Church of Randallstown
Francis X. Borgerding, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Printed with Soy-based Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 21, 1996

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No.: 461
Case No.: 96-470-SPH
Petitioner: Kenneth Barney, Pastor

Dear Mr. Francis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 21, 1996.

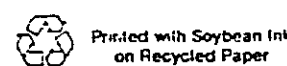
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Rubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

MCR/re
Attachment(s)



Printed with Soy-based Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: June 10, 1996
Department of Permits & Development Management
FROM: Robert W. Bowling, Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
for June 10, 1996
Item No. 461

The Development Plans Review Division has reviewed the subject zoning item. The existing public sewer in Greenstone Road should be extended through the site to serve the upstream properties within the Metropolitan District boundary in Old Court Road.

The parking lot as laid out does not provide the full 7% interior landscape area as required by the Baltimore County Landscape Manual.

RWB:HDO:jrb

cc: File

ZUNE12A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: June 19, 1996
FROM: Arnold F. "Pat" Keller, III, Director, OP
SUBJECT: 5616 Old Court Road
INFORMATION:
Item Number: 461
Petitioner: New Antioch Baptist Church of Randallstown
Property Size:
Zoning: D.R. 3.5
Requested Action:
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Internal traffic circulation on this site as presented would be extremely difficult, perhaps owing to the unusual shape of the property. Internal traffic circulation could be improved by eliminating some of the on site parking. The parking spaces serving the existing church should be utilized to reduce the number of spaces to be provided for the church building.

Perhaps by eliminating parking spaces on the subject property, the proposed church building could be shifted in a southwesterly direction away from the Liberty Manor subdivision, on the northeast side of the site. The north-east corner of the building as proposed is only about 15' from the adjacent existing dwellings. Efforts should be made to keep the building as far away from existing homes as possible; this should also apply to parking.

Access to the site should be at the points directly across the road from the existing accesses of the Jehovah's Witness Kingdom Hall and the existing church.

The plan should in every way preserve as much of the RTA as possible. This, in effect, would allow the developer sufficient space to more adequately buffer the site from the residential development located immediately east and south.

Prepared by: *Ally W. Long*

Division Chief: *Carol L. Kerns*

PK/JL
ITEM 461/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: NEW ANTIOCH CHURCH OF RANDALLSTOWN

Location: S/S OLD COURT RD., 235' W OF CENTERLINE GREEN LA.
(5616 OLD COURT RD.)

Item No.: 461 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 867-4881, MS-1102F

cc: File

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 461 (17K)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2253 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#461 --- MJK
1. No telephone number for legal owner.

#462 --- JLL
1. No review information on bottom of petition form.

#463 --- MJK
1. Undersized lot information not in folder (only 1 copy of form).

#464 --- JRE
1. No zoning on folder.
2. No acreage on folder.
3. No election district on folder.
4. No councilmanic district on folder.
5. Old petition form was used - no address or zoning on form.

#466 --- CAM
1. No review information on bottom of variance petition.
2. Wording on special hearing petition is incomplete.

#467 --- JJS
1. No review information on bottom of petition form.
2. Petition says zoning is "BR"; folder says zoning is "BR-CSA & BR-CCC".

#470 --- CAM
1. No review information on bottom of petition form.
2. No item number on petition form.

May 30, 1996

RE: PETITION FOR SPECIAL HEARING
5616 Old Court Road, S/S Old Court Rd,
235' W of c/l Green Lane, 2nd Election
District, 2nd Councilmanic
New Antioch Baptist Church of Randallstown
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-470-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioners.

PETER MAX ZIMMERMAN

LIBERTY MANOR COMMUNITY ASSOCIATION

5510 NORTHGREEN RD
BALTIMORE, MARYLAND 21244
Phone 521-4008
Fax 950-0700

Dear MR. KOTROCO

RE: 96-470-SPH

July 01, 1996

I am writing this letter with the understanding that the decision on the zoning hearing had already been made and the hearing was just a formality. I am hoping that is not the case. I am hoping that the real input from the community has some bearing on your decision.

1. We do not want another church constructed in a Residential neighborhood.
a. We suggest that the church add an additional service to see if it accommodates their membership

2. Crime has not decreased in our community.
a. It has increased
b. violent crimes against persons has also increased.
c. The community outreach has yet to reach our community, which borders the church.
d. we had a shooting death in the community and had a candlelight vigil for the community, the neighboring churches were sent a request to participate. NONE ACCOMMODATED.

3. Old Court and Greens lane is already a dangerous intersection, the scene of many accidents and accidents with injury.

4. Residential property values will decrease with several factors to bear in mind.
a. community center is another word or term for (Gang Hangout)
b. our community has many senior citizens and very few young people in it, so the center would only serve those not living directly in the community.
c. traffic citations and traffic complaints have increased due to the volume of traffic and our location to Northwest Hospital
d. The gangs have already attempted to penetrate our area primarily from the bordering apartments we have worked as a community for 6 years to keep this from happening, as well as a neighborhood patrol trying to assist the bordering communities with it's crime problems

WE IN NO WAY FORM OR FASHION DESIRE TO HAVE ANOTHER CHURCH CONSTRUCTED IN THE REAR OF OUR HOMES. WE DO NOT WANT TO DISCOURAGE THE CHURCH FROM PROSPERING BUT NOT AT THE EXPENSE OF THOSE OF US WHO HAVE LIVED AND WORKED AND STRUGGLED TO KEEP OUR COMMUNITY PLEASANT

I DESIRE A WRITTEN COPY OF YOUR ORDER CONCERNING NEW ANTIOCH'S PROPOSAL.

ANTHONY ALSTON
LIBERTY MANOR COMMUNITY ASSOCIATION
5510 NORTHGREEN ROAD
BALTIMORE, MARYLAND 21244

IF YOU HAVE ANY QUESTIONS OR COMMENTS I CAN BE REACHED AT ONE OF THE FOLLOWING NUMBERS 478-8396 PAGER, 493-2811 CAR, 521-4008 HOME 764-6800 OFFICE

THE EFFECT ON PROPERTY VALUES WOULD DECREASE ON AVERAGE OF 5,000.00

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AT NO TIME WILL ALL PROPOSED MEMBERS OR ASSOCIATE MEMBERS BE PRESENT FOR A SERVICE.

Liberty Manor would suggest the accommodation of their congregation by adding another service which would solve some of their parking problems. The outreach cited being done at Randallstown High School was a complete surprise to us, we have never been given a notice of any kind from the church.

THANK YOU

ANTHONY ALSTON
PRESIDENT
LIBERTY MANOR COMMUNITY ASSOCIATION

New Antioch Baptist Church of Randallstown
P.O. Box 276
Randallstown, Maryland 21133
(410) 521-7866

Deacon Board
Harold Smith
Joseph Cox
Kenneth Gill
Arlene Roseberry
E. David Shaw
T. J. Lee
Harry Walker, Sr.
Donald Williams

Pastor
Kenneth L. Barney
Assistant to the Pastor
Min. David E. Gaines, Sr.

Trustee Board
Gene C. Goss, Chairman
Leonard G. Nishelson,
Vice Chairman
Charles Arthur
Carroll Brooks
James Hudson
Warren Wilson

June 18, 1996

Zoning Commissioner for Baltimore County
Old Court House
400 Washington Avenue
Towson, Maryland 21204

Case #96-470-SPH

Dear Sir

First I would like to apologize with deep regret, yet with sincere thanks to you, for allowing this hearing to go on in my absence. The reason that I am unable to be present is because the month of June is my vacation month and I had made prior arrangements to be out of town at the time of the hearing. However, those persons who I have selected to represent both me and the church are very well qualified in that they do have direct involvement in all of the day-to-day ministries and operations of the church.

I would like to thank you in advance for your positive and favorable decision in allowing the New Antioch Baptist Church of Randallstown family and community the privilege to erect a new House of God. Since our eight years of ministry in the community of Randallstown, moving from Deer Park Middle School into our current edifice on Old Court Road, our church has grown tremendously. The New Antioch Baptist Church of Randallstown has had a huge impact on the community at large. We see this type of continuous growth as making the Randallstown community a better and safer place to live. We also offer many other Baltimore County outreach programs which include outreach to senior citizens, prison outreach, street evangelism, and activities for youth and young adults which are presently being held at the Randallstown High School. I, along with many of our members, are striving with every spiritual and emotional effort to establish a church that will meet the needs of all who come to fellowship with us and join us in our weekly worship services.

A Church Anchored In Christ

Zoning Commissioner for Baltimore County
Page 2
June 17, 1996

Thank you again for your consideration and understanding of what we are doing as the people of God to make a positive change in this neighborhood and in Baltimore County

Sincerely,
Kenneth L. Barney
Pastor

KLB bh

A Church Anchored In Christ

PLEASE PRINT CLEARLY BALTIMORE COUNTY REPRESENTATIVES SIGN-IN SHEET

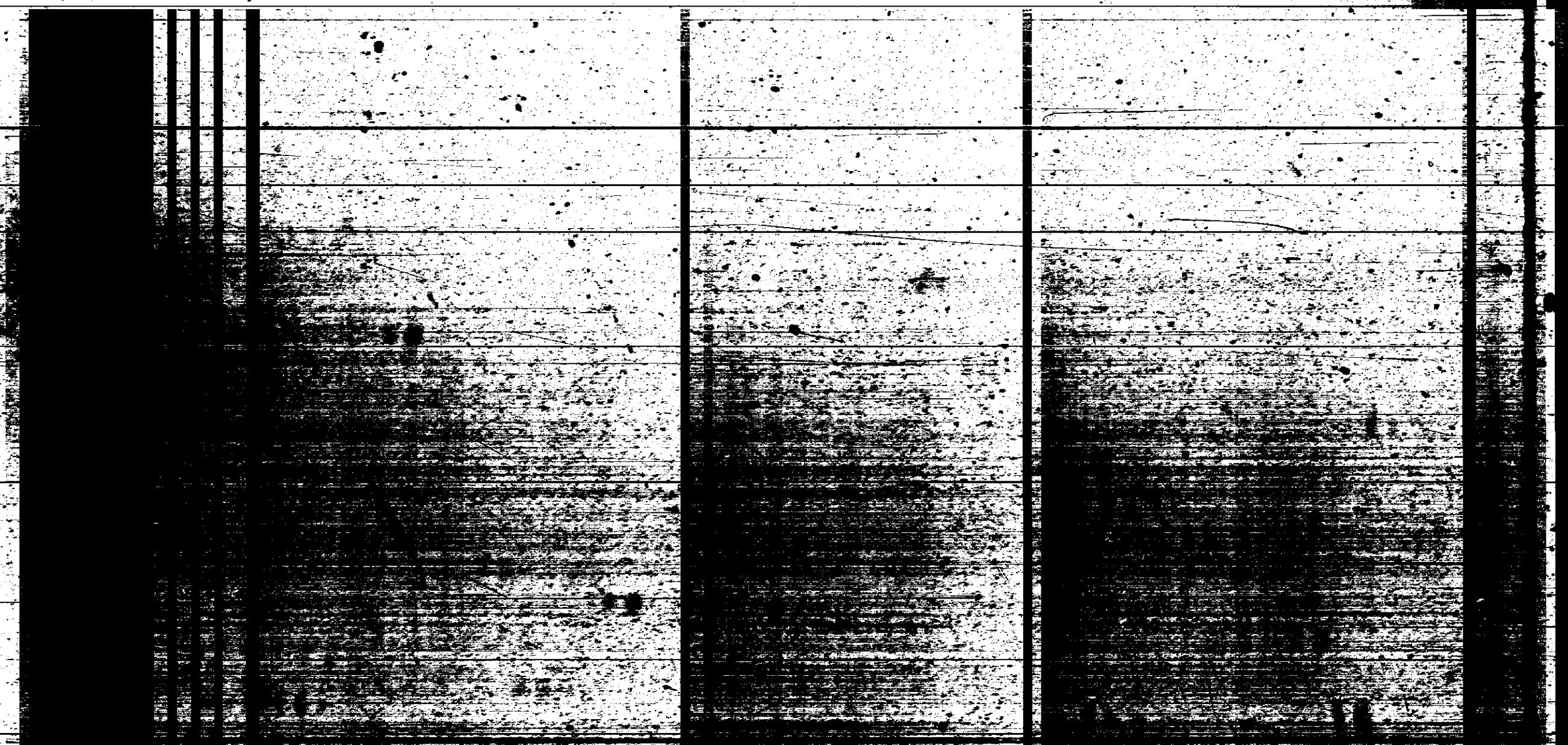
NAME	ADDRESS
1. Peter J. Wilson	4134 Duffield Rd. 21133
2. Amy Mow	2980 Chestnut Rd. 21133
3. Curtis Smith	46 P.O. Box 21133
4. David J. Smith	110715 Caroline St. 21133
5. Ruth M. Smith	14817 Frieside Dr. 21133
6. John Smith	14817 Frieside Dr. 21133
7. Clifford E. Smith	1131 11th Ave. 21133
8. David E. Smith	1131 11th Ave. 21133
9. Hattie Smith	9711 Menager Road 21133
10. Beatrice White	4513 Rokeby Rd. 21133
11. Edgar Green	11 Panacea Ct. 21133
12. James E. White	3104 Thorsfield Rd. 21133
13. Charles Jones	5405 Old Court Rd. 21133
14. William H. White	4513 Rokeby Rd. 21133
15. Arnold E. Brooks	3415 Green Rd. 21133
16. James E. Green	101 Old Westminster Rd. 21133
17. John White	101 Old Westminster Rd. 21133
18. Hazel L. Myers	6734 Brookmont Dr. 21133

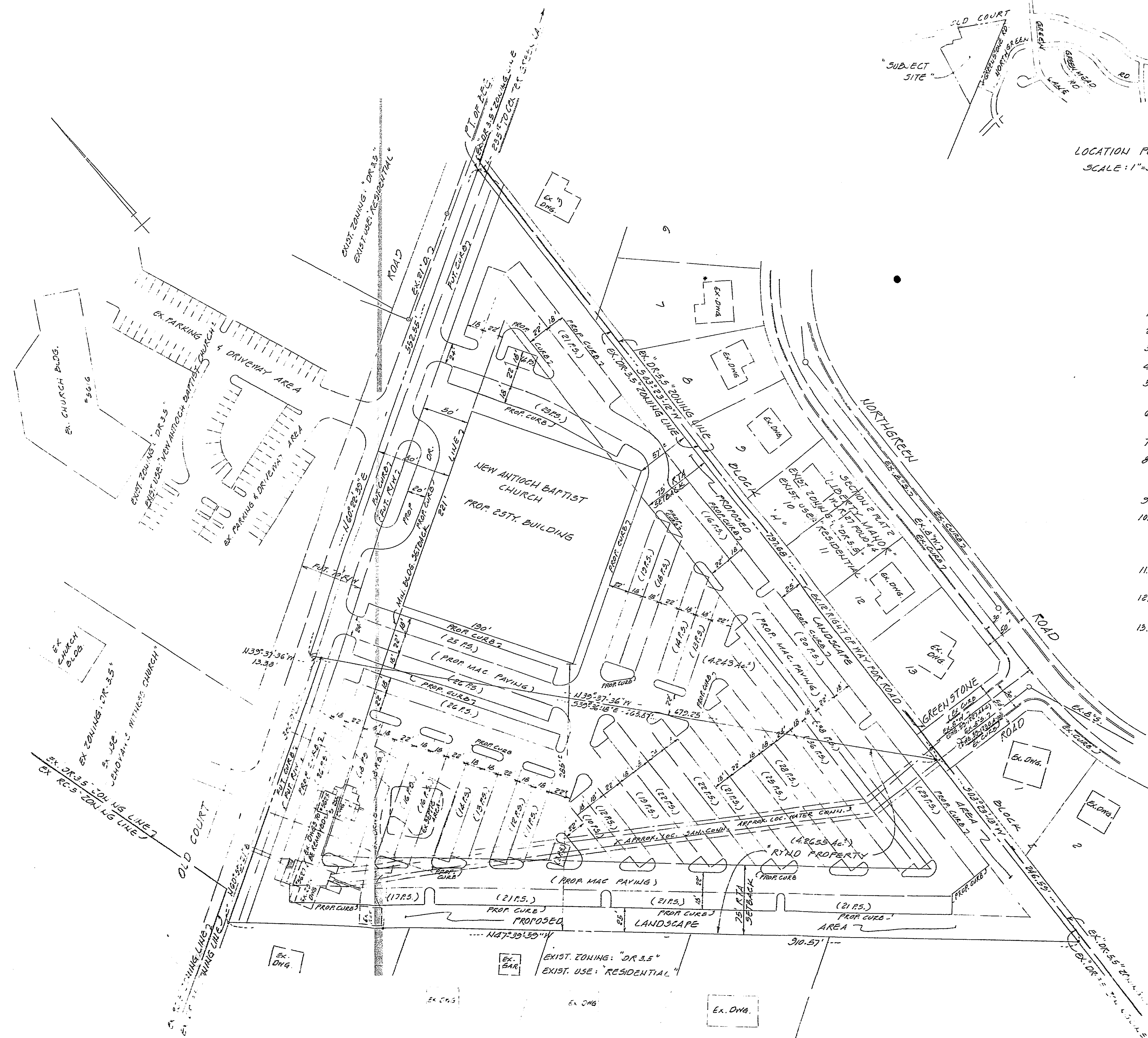
PLEASE PRINT CLEARLY BALTIMORE COUNTY REPRESENTATIVES SIGN-IN SHEET

NAME	ADDRESS
19. Warren E. Wilson	9207 EUSTICE ROAD 21133
20. Kenneth T. Gill	4507 Speedwell Ct. 21133
21. David E. Gaines Sr	1501 Lochaber Ct. 21133
22. Allen C. Giff III	7809 Slalom Ave. 21133
23. Paul Lee	3415 Green Rd. 21133

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Anna M. Mela	8711 Green Ln. 21133
Larry Anderson	2003 Green Ln. 21133
Robert Smith	3701 Green Ln. 21133





LOCATION PLAN
SCALE: 1"=500'

96-470-SPH

1. TOTAL AREA OF SITE = 4.243 + 4.2655 = 8.5085 AC. (GROSS = 8.5785 AC.)
2. EXISTING ZONING OF SITE = "DR 3.5"
3. EXISTING USE OF SITE = "VACANT & RESIDENTIAL"
4. PROPOSED ZONING OF SITE = "DR 3.5"
5. PROPOSED USE OF SITE = "NEW ANTIOCH BAPTIST CHURCH" (2-STORY - SANCTUARY)
6. REQUIRED NO. PARKING SPACES: (2 STY. - SANCTUARY - 2800 SEATS)
TOTAL NO. OF SEATS (1854 SEATS) = 2800 / 2 = 700 RS.
7. NUMBER OF PARKING SPACES SHOWN = 717 RS.
8. PETITIONER REQUESTING A SPECIAL HEARING TO SECTION 1801.1.1.3(6) OF THE BCZ TO SHOW COMPLIANCE TO EXTENT POSSIBLE WITH THE RTA USE REQUIREMENT.
9. PROPERTY SERVED BY PUBLIC SEWER & WATER.
10. MINOR SUBDIVISION PLAT FOR "RYND PROPERTY" & "L.RISM". THE 2 EXISTING DWELLINGS LOCATED ON THE PROPERTY ARE BE REMOVED AND THE PROPERTY IS TO BE UTILIZED FOR REQUIRED PARKING. EXISTING WELL AND SEPTIC SYSTEM TO BE ABANDONED IN PLACE.
11. PROPERTY SUBJECT TO STORMWATER MANAGEMENT IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS AND POLICIES.
12. PROPOSED SIGNS WILL BE IN ACCORDANCE WITH SECTION 413 AND EXISTING ZONING POLICIES.
13. NEW ANTIOCH BAPTIST CHURCH PRESENTLY CONDUCT THEIR SERVICES IN THEIR NEW CHURCH LOCATED ACROSS THE ROAD AT 5616 OLD COURT ROAD. THE EXISTING CHURCH HAS COMPLETED A 2ND PHASE EXPANSION AND THE PRESENT SANCTUARY HAS BEEN EXPANDED TO A MAXIMUM OF 380 SEATS. TO TRY TO ACCOMMODATE ITS MEMBERSHIP WHICH NOW EXCEED 2800, TWO SERVICES ARE NOW BEING HELD INSTEAD OF ONE BUT THIS DOES NOT RESOLVE THE GROWING PROBLEM. THE INCREASED MEMBERSHIP HAS ALSO CREATED A NEED FOR A CHRISTIAN SCHOOL WHICH WE WOULD UTILIZE THIS BUILDING FOR IF THE REQUIRED ZONING IS OBTAINED FOR THIS SITE.

PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING
NEW ANTIOCH BAPTIST CHURCH

SOUTH SIDE OLD COURT RD. 235TH W. OF GREEN LA.
ELECT. DIST. 202 BALTIMORE COUNTY, MD.
SCALE: 1"=50' MAY 7, 1996

461

PAUL E. BUSHNELL, JR.
FOR BALTIMORE COUNTY
TOWNSHIP MARYLAND 21204

76-56-020